

***Village of Barrington  
Plan Commission  
Draft Minutes Summary***

Date: March 8, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chairperson  
Curt Larsen, Vice Chairperson  
Richard Ehrle, Commissioner  
Ruth Schlossberg, Commissioner  
Bhagwant Sidhu, Commissioner

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

***Call to Order***

Ms. Bush called the meeting to order at 7:02 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, absent; Steve Morrissey, absent, Ruth Schlossberg, present; Richard Ehrle, present.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the agenda.

***Chairperson's Remarks***

**None**

***Old Business***

**None**

***New Business***

**PC 04-13: Zoning Ordinance Text Amendment Re: Accessory Structure Height (Public Hearing)  
Petitioner: Village of Barrington**

Mr. O'Brien stated that on October 19, 2004 the Village Board initiated a Zoning Ordinance Text Amendment to increase the permitted height for detached garages. The Village Board suggested that rather than approving variations, staff should research into increasing the height for accessory structures. Staff conducted extensive research into increasing the height restrictions for detached garages in the Village and formulated recommendations based on the subsequent report. Staff found that there is a need to increase the height requirement in the Historic Preservation Overlay District. This increase would not apply to other accessory structures such as sheds, play structures or gazebos. Increasing the garage height would allow architects and the Architectural Review Commission more flexibility to design buildings within the Historic Preservation Overlay District without having to request variations.

Staff recommends amending Paragraph 3 of Section 4.4 in Chapter 4, Part 1 of the Zoning Ordinance to allow staff to link the height of the garage to the design of the principle structure, specifically the roof pitch of the principle structure. Staff has included drawings in the packet to reflect their recommendations. Staff's concern with the recommended height increase is that it allows for increased useable second floor

space which could allow for living quarters. Most homes that support detached garages are zoned single family and it becomes an enforcement issue to prevent garages from becoming living quarters. The current ordinance allows for water and sewer to be installed in a garage and this may need to be reviewed at a future date. Staff's only controls at the present time are to prohibit 'cooking facilities' to be installed in garages.

The Architectural Review Commission stated that it would be desirable to increase the height of accessory structures specifically in the Historic Preservation Overlay District. This recommendation allows garages to be more consistent with their principle structures and allows for an extra layer of review from the Architectural Review Commission. The Village Board has asked the Plan Commission to discuss whether the increase in height should be intended only for buildings in the Historic Preservation Overlay District.

Another recommendation from staff is to regulate the installation of dormers in accessory structures. Dormers have recently been used to increase the amount of second floor space in garages. This proposed amendment does not prohibit dormers but would restrict them. Mr. O'Brien advised he distributed a letter on the dais from Commissioner Schlossberg with modifications to staff's recommendations.

Ms. Bush agreed with the recommendations specifically with restricting accessory structure height increases to the Historic Preservation Overlay District only. She also agreed with restricting water and sewer from accessory structures.

Mr. Larsen agreed with Ms. Bush's comments. He does not want to see accessory structures become dwelling units.

Ms. Sidhu concurred with Ms. Bush and Mr. Larsen.

Ms. Schlossberg asked Mr. O'Brien if he knew how many residences use accessory structures for office space.

Mr. O'Brien responded that offices are allowed in accessory structures. A few permits have been pulled to build offices above garages; however, staff does not have a count.

Ms. Schlossberg commented that she is concerned with restricting water and sewer from accessory structures as many residents use the second floor space as offices.

Mr. Larsen stated he is concerned with policing issues if water and sewer continue to be allowed and the height of the building is increased.

Mr. O'Brien stated this is a concern with staff as well. There are some controls in place, specifically when residents request plumbing permits; however, residents are allowed to use second floor garage space for offices. Staff is concerned that once plumbing is installed, future residents could convert the office space to dwelling units.

Mr. Ehrle favors the recommendations, specifically water and sewer restrictions. He would also like to see restrictions on sprinklers and heating and air conditioning units in accessory structures as well.

Mr. O'Brien advised he does not oversee sprinkler requirements, however, he believes all structures over one-thousand (1000) square feet are required to have sprinkler systems.

Mr. Larsen asked whether the garages displayed in the packet are all eight-hundred (800) square feet.

Mr. O'Brien responded yes. An accessory structure is considered a garage, if it is eight (800) hundred square feet or less.

Ms. Schlossberg asked whether the dormers displayed in the packet are consistent with the dormer requirements.

Mr. O'Brien responded yes.

Mr. Ehrle asked Mr. O'Brien how staff reviews roof pitch requirements.

Mr. O'Brien responded that the pitch is used to control the useable floor space as well as making sure the roof pitch is similar with the principle structure.

Ms. Bush asked if anyone from the public wished to speak, there was none.

Ms. Bush asked the commission if they were ready to consider a motion.

*Motion by Mr. Larsen to approve PC 04-13, Zoning Ordinance Text Amendment regarding Accessory Structure Height with Ms. Schlossberg's modifications. Ms. Sidhu seconded the motion.*

*Roll Call Vote:*

*Ms. Sidhu – yes*

*Mr. Ehrle - yes*

*Ms. Schlossberg - yes*

*Mr. Larsen –yes*

*Ms. Bush – yes*

*Motion carried.*

Mr. O'Brien advised this matter will be presented at the April 11, 2005 Village Board meeting.

#### ***Approval of Minutes***

*Mr. Larsen made a motion to approve the minutes of February 22, 2005 as presented. Ms. Schlossberg seconded. Voice vote recorded all ayes. Motion carried.*

#### ***Planner's Report***

Mr. O'Brien advised that the next Plan Commission meeting will be April 12, 2005. The following cases will be coming before the Plan Commission in the coming months:

1. GK Development (120 S. Northwest Hwy)
2. Carton Craft project
3. Barrington Park District

#### ***Adjournment***

Ms. Larsen moved to adjourn the meeting. Ms. Sidhu seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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Ana Bush, Chairperson  
Plan Commission